

5/13/04

Section 42-214. Performance Standards for Courtyards

A single-family residential development that meets each of the performance standards shall be exempt from the requirements of Sections 42-158(a) and 42-189(a).

A 10' building line along a public street is allowed when:

1. Every lot along the public street fronts on a courtyard;
2. The courtyard is a minimum of 20' wide;
3. At least ~~80%~~ 65% of the courtyard is permeable;
4. A minimum ~~5'~~ 4' walkway is provided for pedestrian access to the lots fronting on the courtyard; and
5. The courtyard is open and free of any structures and fencing other than those included in an approved courtyard landscaping plan. A gazebo may be considered as an element of such a plan.

In lieu of a lot having frontage on a street, a lot may have frontage on a courtyard when:

1. The courtyard is a minimum 20' wide and a maximum of 200' long as measured from a single public street;
2. At least ~~80%~~ 65% of the courtyard is permeable;
3. A minimum ~~5'~~ 4' wide walkway is provided for pedestrian access to the lots fronting on the courtyard;
4. The courtyard is open and free of any structures and fencing other than those included in an approved courtyard landscaping plan. A gazebo may be considered as an element of such a plan; and
5. Vehicular access is provided at the rear of the lot through a private street or private alley.

The courtyard may be utilized to fulfill the compensating open space.

A subdivision that utilizes courtyards for pedestrian access and lot frontage must be part of a unified development scheme where the owners of all lots within the subdivision are legally bound together by deed restrictions, contract or any other constituted and binding homeowners association, corporation, or other organization with, as one of its purposes, the continued care and maintenance of all commonly owned properties within the subdivision.